

Country Club Homes Association
Board of Directors Meeting
November 12, 2007, 7:00 p.m.

Board Members Present

Peg Horner, President
Catherine Forbes
Mary Lu Johnston
Kevin Karst
Nancy Reicher
Phil Watkins

Approval of Minutes

Minutes from August 09, 2007 meeting were approved with one change -- Catherine *Watkins* to Catherine *Forbes* within New Business section.

Budget Review

Nancy Reicher, Treasurer, gave the budget report.

- Total billed this year from the HACCD, as approved by Clarence Foxworthy, has been accounted for in CCHA budget.
- A deficiency of \$30 is projected due to the unexpected success of this year's Neighborhood Fall Rendezvous.
- Total Interest on Investments through October reported.
- Assessment of \$15 per household for snow removal was approved by the more than 50 homeowners that voted by an approximate margin of 88% for, 12% against.
 - o This assessment will be added to homeowners' December dues bill.
 - o Last assessment was 5 years ago at \$12 per year
- Budget report approved with the following changes:
 - o Correct header date
 - o Update Snow removal amount to \$15
 - o Correct Interest Income to that on Interest on Investments report.
 - o Adjust total amount in account to reflect above changes.
- Of note: The CCHA fiscal year follows the calendar year--January 01 through December 31.

Old Business

Snow Removal:

- Funds are slim for snow removal though remainder of 2007. New budget will be funded January 2008 as homeowners' dues are paid.
- John McMurray, CCHA Contractor, has called Nancy Reicher. Nancy to call back and request a contract. Contract parameters discussed and approved as follows:
 - o Plowing to be done at 2 inches. Requesting to use City mandates for snow emergency routes as a guide.
 - o No salt. No sand.

Dues Delinquencies:

- Nancy Reicher sent requested details to Clarence Foxworthy.
- Five still outstanding. One property is bank-owned.

- Learned that interest is NOT accrued each month on delinquent accounts and that a \$100 fee is charged only when a lien is filed.
- Discussion on what to do to encourage payment. At this time, decision is to stay course of action by listing addresses in neighborhood newsletter along with additional message regarding why it is important to pay dues and how it effects you and your neighbors when dues are not paid.

Pet Waste:

- Peg Horner reported that all HACCD neighborhood associations have been requested to run an article regarding the issue of dog waste in their newsletters.

Brookside/Waldo Business Association:

- Nancy Reicher attended the Brookside/Waldo Business meeting (meets on the first Friday of each month at 8:30 pm).
- Copies of the Association's directory and Annual Report were handed out.
- Nancy is serving on the sewer committee. Sewer line work has reached 55th -- 57th & Oak and will be heading into Brookside in the near future. It is undecided where the sewer lines will be coming through at this time—tennis courts, trolley trail, other. Nancy will inform Peg Horner when the next meeting is so Peg may attend to learn more.

CCHA 2007 Annual Meeting/Fall Event

- This year's Neighborhood Fall Rendezvous was a big success! 75 residents were estimated to attend and more than 150 showed up for the Chris Cakes Pancake Breakfast.
- Last year only 7 residents attended a very soggy afternoon B-B-Q.
- Feedback from residents was very complimentary regarding the time and venue of the event.
- CCHA received an award from the HACCD recognizing the successful turn-around.
- Next year's event was discussed and it was determined that another Chris Cakes Pancake breakfast was very likely. Final decision to be made as time nears.
- New President, Peg Horner, was able to meet with many residents.
- Snow removal assessment was voted on as noted.
- New board member candidates submitted their names.
- Budget was exceeded by almost \$300, however, funds were found to cover most of this excess.

New Business

New Board Members

- Welcome to Mary Lu Johnston and Kevin Karst as they join the CCHA Board! We are excited to have them to help guide the decisions made to better our neighborhood.

Leaf Removal

- Mary Lu Johnston raised the idea of possibly contracting a Leaf Sweeper for curbside neighborhood leaf removal instead of bagging leaves for pick up. Mary Lu will call a few companies and learn more about what a service such as this will entail and cost.

Block-wide Gmail Lists/Alerts

- Discussion about setting up gmail lists for each block in the association to aid in sending out time-sensitive information regarding neighbors, neighborhood crime reports, etc.
- Block Captains will be asked to manage their individual block's gmail list and messages/alerts.
- Nancy Reicher and Mary Lu Johnston are currently doing this for their block.
- Mary Lu to model the 400 block and share with the Board for final decision to how, when, and if to proceed with roll out to our Block Captains.

Newsletter & Newsletter Advertising

- Schedule of three issues per year (January, May, and August) was decided.
- Phil Watkins is currently working on the next newsletter due to distribute in January 2008. Article topics to be included:
 - Dog Waste in yards
 - Fall Rendezvous highlights
 - Neighborhood Security Patrol – Your Input Needed (\$45/6 mos. per home)
 - Snow Removal
 - Assessment approval and increase
 - Reminder to move vehicles from streets to allow plowing, use City snow emergency route mandates as a guide as to when to move your vehicle (59th Street is a designated a city snow emergency route)
 - Sewer line construction and residential repairs
 - New newsletter advertising contact, fees, and requirements (see below)
- Phil Watkins will now be the contact for placing advertisements in the CCHA newsletter. New requirements were approved to help eliminate obsolete ads and generate funds for the CCHA as follows:
 - Ads are free to residents. However, residents must call to renew their ad for each upcoming issue.
 - Non-residents may place an ad in a single issue for \$10, two contiguous issues for \$15, or three contiguous issues for \$18.

Of Special Note

1910 is the year our neighborhood area was approved.
The CCHA began in 1924.
Cool.

Next Meeting

The next meeting will be in early April (actual date to be determined in March) at 7 pm at Mary Lu Johnston's house.

Thanks to all for your hard work, support, and input!